



City of Chickamauga

103 Crittenden Avenue • Chickamauga, Georgia 30707

706 375-3177

1. Applicant Identification
City of Chickamauga
103 Crittenden Ave
Chickamauga, GA 30707

2. Website URL: <http://cityofchickamauga.org/>

3. Funding Requested
 - a. Grant Type: Single Site Cleanup
 - b. Federal Funds Requested: \$4,000,000

4. Location
 - a) City of Chickamauga, b) Walker County, c) Georgia

5. Property Information
Former Crystal Springs Print Works: 34°52'20.8" N, 85°17'19.0"W
Long Street and West 10th, Chickamauga, GA 30707

6. Contacts
 - a. Project Director
Micheal Haney, City Manager
706-375-3177
mhaney@cityofchickamauga.org
103 Crittenden Ave
Chickamauga, GA 30707

 - b. Chief Executive/Highest Ranking Elected Official
Trey Deck, Mayor
706-375-3177
tdeck@cityofchickamauga.org
103 Crittenden Ave
Chickamauga, GA 30707

7. Population: City of Chickamauga, GA: 2,999
(US Census: 2019–2023 American Community Survey)



City of Chickamauga

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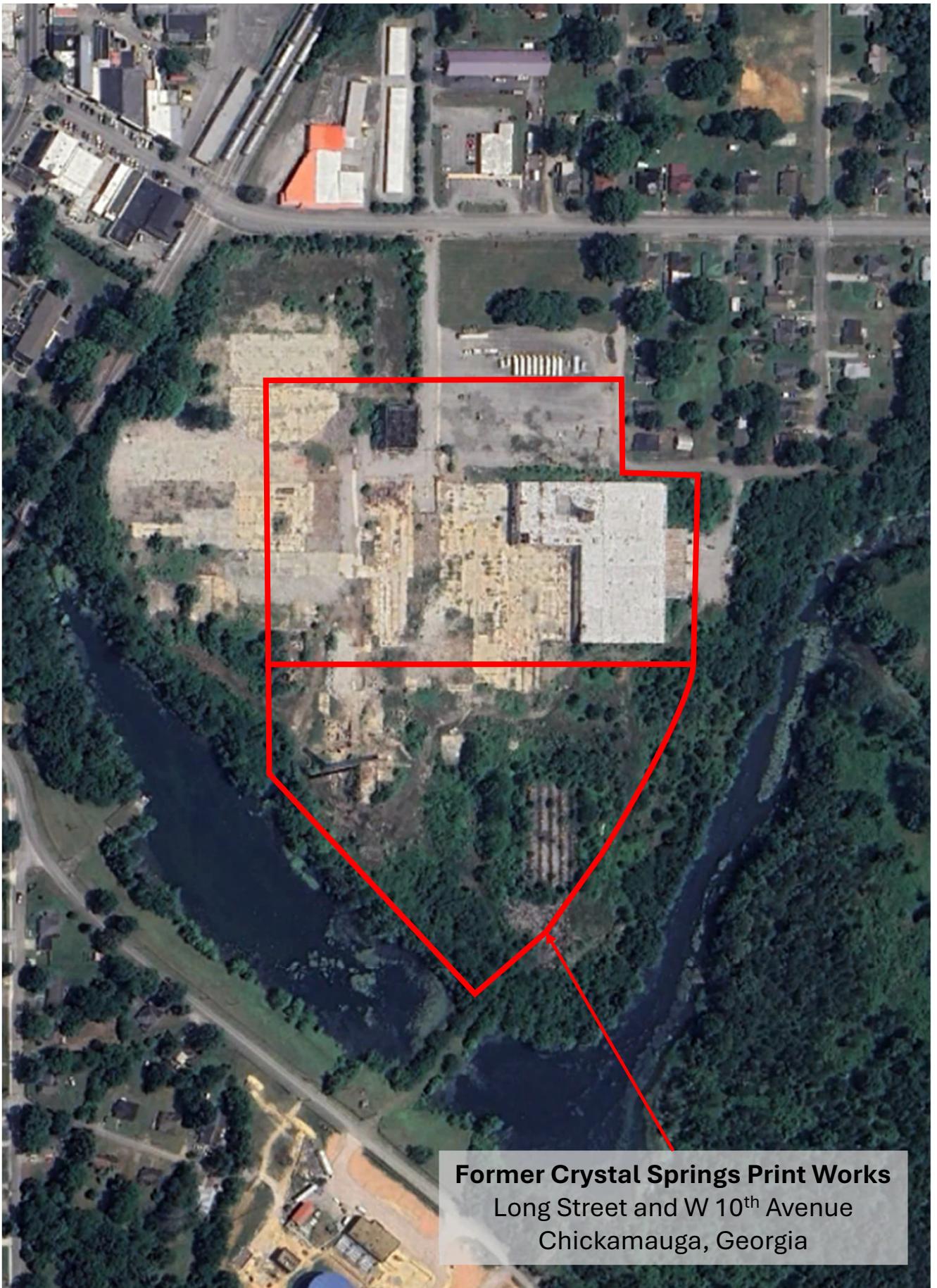
706 375-3177

8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	1, 4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The proposed site(s) is impacted by mine-scarred land.	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	4
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The proposed site(s) is in a federally designated flood plain.	2
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	3
The reuse of the proposed site(s) will incorporate energy efficiency measures.	3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	2, 3
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Releasing Copies of Applications

Not Applicable.



Former Crystal Springs Print Works
Long Street and W 10th Avenue
Chickamauga, Georgia



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**FY26 Brownfield Cleanup Grant
Narrative**



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields. a. Overview of Brownfield Challenges and Description of Target Area: The City of Chickamauga (City), Georgia, with a population of 2,999, is a historically rich community shaped by its industrial legacy and Civil War heritage.¹ Located in Walker County, the City is in the Valley and Ridge province of the Southern Appalachian Mountains, nestled within the Chattanooga Valley near the base of Lookout Mountain and ten miles south of the Georgia–Tennessee state line. The City is adjacent to the Chickamauga and Chattanooga National Military Park, the first national military park in the US, and a site of major historical significance. Following the Civil War, the City transitioned to a symbol of reunification and prosperity. By the late 19th century, the City had developed a thriving downtown commercial district, supported by the Central of Georgia Railway and a growing tourism economy drawing visitors to the historical areas and military park. In 1909, the City’s economic trajectory shifted again with the establishment of the Crystal Springs Bleachery Company (later known as Crystal Springs Print Works), which became the City’s largest employer at 1,200 employees, and the foundation of its industrial identity for over a century. The facility operated as a bleachery until 1969 and continued as a textile printing operation until its closure in 2013. The mill shaped the city’s infrastructure, contributing to the development of mill housing, parks, and schools, and fostering a strong sense of community identity. However, like many small industrial towns, the City experienced significant economic decline as textile and manufacturing jobs moved overseas or were lost to automation. The closure of the mill marked a turning point, creating lingering **brownfield challenges** that left behind blight and triggered economic stagnation that continues to affect residents today.

The geographic boundary and target area of this project are the **city limits (3.6 square miles)**. The target area is riddled with vacant land, remnants of demolished industrial buildings, and a few remaining manufacturing structures. The closure of key industrial facilities marked the end of an era and left behind **vacant, deteriorating properties** that now contribute to **visible blight** and hinder redevelopment. The City has suffered from **extreme weather events** with severe flooding during intense storms as well as wind damage in recent years. Despite these challenges, the City is a community with deep pride and a clear vision for revitalization. The **Chickamauga Renaissance Strategic Vision and Plan (RSVPlan)** identifies key opportunities for redevelopment and envisions transforming the downtown area into a bustling avenue that reflects the City’s historic character. **Brownfield sites pose challenges**, many with confirmed environmental contamination, continue to deter redevelopment and investment, hindering tourism, job creation, and overall economic growth in the heart of the city. This Brownfield Cleanup Grant will enable the City to address known environmental contamination, remove barriers to redevelopment, and lay the groundwork for new economic opportunities, improved heritage tourism, and a revitalized, healthier community.

b. Description of the Proposed Brownfield Site(s): The cleanup site for this grant is the **Former Crystal Springs Print Works (Mill)**, located at Long Street and West 10th Avenue (34.872431985508854, -85.28861499637766). Spanning approximately 17 acres of the 63-acre parent parcel, **the Mill is currently vacant** and overgrown with vegetation due to abandonment. The site contains wooded and grassy areas, concrete slabs, rubble from previous buildings, stacked building materials removed from structures, old machinery, and two remaining smokestacks. There are two vacant buildings on the property: a dilapidated office building with roof leaks, historically known to be trespassed by homeless individuals, and a warehouse building with a partially collapsed wall, posing a public safety hazard, though the roof remains intact. Several sheds are

¹ US Census: American Community Survey 2019–2023.



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also present on the site. The property is partially fenced along the front, excluding the parking area. Overgrowth of vegetation and bushes further obscure the site, which has become a location for homeless activity. Due to safety concerns, the City does not permit access to the adjacent Blueway, *a designated recreational waterway located directly down gradient from the site*. **The southern portion of the site is located in a FEMA floodplain**, which will be taken into consideration during the redevelopment of the Mill. Additionally, the site is visible to tourists visiting the nearby downtown area, harming the community's image and economic-development potential. Chickamauga Elementary School is 0.4 miles from the site, while the local middle and high schools are 0.6 miles away, placing approximately 1,200 students in proximity to the environmental hazards present at the abandoned mill. Several churches are also within half a mile, serving as central gathering places for residents of all ages. Residential homes line the streets surrounding the site. The site's location in the heart of the community underscores the urgency and importance of its cleanup and safe redevelopment.

The Mill, originally constructed between 1907 and 1909, operated as a bleachery and textile facility from 1909 to 1969, at which time it was repurposed for printing operations and stayed in operation until 2013. The Mill site has remained vacant since printing operations ceased in 2013. The Mill was assessed through the Walker County, GA FY22 EPA Brownfields Assessment Grant and was listed as a priority site in that grant application. To date, Phase I Environmental Site Assessments (ESA), Hazardous Materials Surveys, Limited Site Investigations, and Draft Analysis of Brownfield Cleanup Alternatives (ABCA) have been completed at the site and confirmed contamination that must be addressed prior to redevelopment. Confirmed environmental contaminants found at the site include **volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), heavy metals, polychlorinated biphenyls (PCBs), lead-containing materials (LCM), asbestos-containing materials (ACMs), and emerging contaminants such as perfluorooctane sulfonic acids (PFOS), perfluorooctanoic acid (PFOA), and potential per- and polyfluoroalkyl substances (PFAS)**. These contaminants pose significant barriers to redevelopment and public health risks if left unaddressed. The City did not contribute to the contamination and is committed to facilitating cleanup and reuse.

Revitalization of the Target Area. c. Reuse Strategy and Alignment with Revitalization Plans: The City's reuse strategy for the **Mill** is rooted in community vision and long-term planning. Identified in the **RSVPlan**, the site is envisioned as a new economic engine for the City under the **West 10th Street Plan**, a community-driven initiative focused on revitalizing a key corridor that connects the downtown to regional tourism assets. Within the target area and anchored along West 10th Street, a major corridor for tourists visiting the Chickamauga and Chattanooga National Military Park, the site's redevelopment will transform the area into a vibrant gateway to downtown. The reuse strategy for the cleanup site envisions a historically sensitive commercial corridor that blends heritage preservation with modern infrastructure.

Redevelopment of the Mill will include greenspace, beach and renewed Blueway access, trails, commercial businesses, and residential units above retail spaces. Redevelopment of the site includes wide **sidewalks to support pedestrian access and outdoor dining, tree-lined bioswale medians for stormwater retention, and a bike lane** that will connect the Tennessee Valley Rail-Trail to nearby parks. These features reflect the community's vision for a boulevard-style gateway that enhances connectivity, aesthetics, and economic vitality. In response to infrastructure needs identified by local business owners and residents, the **redemption will include sidewalk repairs, upgraded water and sewer systems, improved pedestrian access, and enhanced streetscaping**. **The southern portion of the site is located in a FEMA floodplain.** Enhanced



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stormwater mitigation such as tree-lined bioswale medians will also assist with floodplain concerns during extreme weather events. Together, these improvements support the City's broader goals of increasing property values, attracting business investment, and boosting tourism. Residents have consistently identified the **Mill** site as a priority for beautification and redevelopment, and the plan directly addresses current gaps in the downtown area, including vacant storefronts, limited dining options, and a lack of lodging.²

The reuse strategy aligns with the City's commitment to historic preservation, which is considered the philosophical foundation of downtown revitalization. The RSVPlan emphasizes that no additional historic structures should be demolished or allowed to deteriorate through neglect. By rehabilitating the **Mill** and integrating it into the downtown fabric, the City **preserves its architectural heritage while creating new economic opportunities**. These improvements are essential not only for attracting new investment but also for retaining existing businesses and supporting future growth. The reuse of the **Mill** is designed to help retain residents and workers by creating good jobs and a vibrant downtown environment. By capitalizing on the City's wealth of historic resources and tourism potential, the project supports the City's long-term goal of becoming a premier heritage destination and an ideal small-town community for living, working, and visiting.

d. Outcomes and Benefits of Reuse Strategy: With the successful redevelopment of the Mill, the City anticipates the creation of mixed-use spaces that will support new businesses, enhance pedestrian access, create new housing opportunities and foster a lively, walkable downtown. These revitalization efforts are critical given the economic disparities within the target area, which has a per capita income of \$36,605 (US \$43,289) and a median value of owner-occupied housing units of \$250,900 (US \$303,400).³ These figures reflect limited household purchasing power and a stagnation in property values, largely driven by the presence of blighted, underused industrial sites and a lack of reinvestment in the downtown core. By redeveloping the **Mill** and implementing the **West 10th Street Plan**, the City aims to stimulate job creation, attract new businesses, and increase property values (**economic benefits**). The site's proximity to downtown and its connection to regional tourism assets position it to support commercial growth, hospitality services, and mixed-use development that includes residential units above retail spaces. **Noneconomic community benefits** will include the removal of blight, the creation of greenspace and pedestrian-friendly infrastructure, and improved public health through environmental cleanup. The project will also strengthen heritage tourism by linking the site to nearby historical landmarks and recreational trails.

The reuse of the site will incorporate mitigation and clean-energy strategies, including electric-vehicle charging stations, with support from local utilities coordination. The City will work with developers to incorporate **energy-efficient and renewable-energy design**, weather-resilient landscaping, and sustainable infrastructure into the redevelopment. By using these measures, the City will improve local resilience to **extreme weather events and natural disasters** while reducing operating costs and providing a vibrant new area for residents to use and enjoy. Ultimately, the reuse strategy will help the City realize its vision of a welcoming downtown that honors its past while building a sustainable future.

Strategy for Leveraging Resources. e. Resources Needed for Site Characterization: No additional funding is needed for site characterization. If additional assessment is needed, the City will seek supplemental assessment support through the EPA's Targeted Brownfields Assessment

² Chickamauga Renaissance Strategic Vision and Plan, August 5, 2025.

³ US Census: American Community Survey 2019–2023.



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(TBA) program. The City also maintains relationships with regional environmental consultants and the Georgia Environmental Protection Division (EPD), both of which can offer technical support and guidance for further site characterization.

f. Resources Needed for Site Remediation: Per the ABCA, the total cost of cleanup is anticipated to be approximately \$4.4 million. As a result, the City has secured additional funding mechanisms to ensure the project's success. A portion of the City's 2022 Special Purpose Local Option Sales Tax (SPLOST) has been secured to support additional environmental remediation/cleanup and infrastructure improvements needed upon the completion of this cleanup grant project. Furthermore, two private foundations have committed to help fund the cleanup and redevelopment activities at the site. These resources are relevant and significant, and **documentation of these commitments are attached with this grant application** to substantiate their role in supporting the remediation effort. In addition to these confirmed commitments, the City can issue bonds through its Facilities Authority or directly through municipal channels to cover any unforeseen remediation costs.

g. Resources Needed for Site Reuse: In addition to 2022 SPLOST funds secured for redevelopment, the City is planning a new SPLOST initiative for 2026 to further invest in infrastructure upgrades and public amenities. The same private foundations supporting cleanup have also committed property and ongoing financial contributions to assist with redevelopment; see attached commitment letter. The City has access to bond financing through its Facilities Authority, which can be used to fund capital improvements such as sidewalk expansion, stormwater management, and utility upgrades. The site is located in a rural tax designation, which can qualify it for additional state and federal incentives aimed at supporting rural redevelopment.

h. Use of Existing Infrastructure: The reuse strategy for the Mill leverages existing infrastructure, including highway and rail access and full utility service, while addressing critical upgrades identified by local stakeholders. Planned improvements include sidewalk expansion, stormwater management systems, enhanced pedestrian access, and water and sewer upgrades, all deemed essential for supporting future development and attracting investment. To fund these improvements, the City has set aside SPLOST funds specifically for redevelopment activities and infrastructure upgrades needed for the Mill site. An Appalachian Regional Commission (ARC) grant is being pursued to support the installation of a turntable, which will enhance rail access and logistics by allowing steam train access (tourism). The City is actively cultivating public-private partnerships to support infrastructure upgrades and long-term site reuse. A potential Tax Allocation District designation is also under consideration, which would allow future tax revenues generated by redevelopment to be reinvested into the site and surrounding area.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need. a. The Community's Need for Funding: The City, with a **small population of 2,999**, faces the distinct challenges common to **small, rural communities** in securing the financial resources needed for environmental remediation and redevelopment.⁴ The **target area** reports a **median household income of \$70,250 (US \$78,538), a median family income of \$84,239 (US \$96,922), and a per capita income of only \$33,470 (US \$43,289)**, reflecting limited economic capacity to support brownfield cleanup efforts without external assistance.⁴ These figures highlight the broader regional economic constraints that affect the City's ability to compete for traditional funding sources, which often favor larger urban areas with more robust tax bases and administrative infrastructure. The City is not in a position to raise tax rates on its residents due to their low incomes. **The City lacks the financial flexibility to allocate sufficient resources**

⁴ US Census: American Community Survey 2019–2023.



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toward **environmental remediation**, which is critical for revitalizing underused or contaminated properties and stimulating economic growth. This EPA Brownfields Cleanup Grant represents a vital opportunity to overcome these barriers and address longstanding environmental concerns that hinder community health, safety, and redevelopment.

b. Health or Welfare of Sensitive Populations: The Mill's location within a half mile of schools, churches, and homes places **sensitive populations**, including the **youth, elderly, female and low-income families**, at elevated risk from environmental hazards. The City's female population is 54% (US 50%), and 45% are considered youth or elderly (US 43%), all higher than national averages.⁵ These groups are particularly vulnerable due to physiological sensitivity. The site's current condition as vacant, overgrown, and containing demolition debris and contaminated materials, poses direct threats to these populations. Cleanup and redevelopment will reduce exposure risks and create opportunities for healthier land use.

Trail development will play a vital role in addressing welfare concerns and enhancing community well-being. Brownfield sites like the Mill contribute to blight, reduced property values, and strained municipal resources, which in turn diminish residents' quality of life. The redevelopment of this site into a vibrant, connected corridor will reverse these trends by introducing greenspace, safe pedestrian infrastructure, and recreational amenities. The planned 2.2-mile multiuse trail will link downtown to the Chickamauga and Chattanooga National Military Park, creating a direct connection between residential areas and one of the region's most significant cultural and natural assets. Trail-oriented development has been shown to increase property values, attract business investment, and promote healthier lifestyles by encouraging walking and biking.⁶ In small towns, trails serve as economic engines and community connectors, offering low-cost transportation alternatives and safe spaces for physical activity and social interaction.⁷ For residents with limited mobility or vehicle access, trails provide critical infrastructure that improves access to schools, parks, and services. By transforming a contaminated and underused site into a community asset, the trail project will help restore pride, improve public health, and support long-term revitalization goals.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions: The target area is in Walker County (**City-level health data not available**), which experiences **notably higher rates of chronic disease** compared to national averages, particularly for cancers linked to environmental exposures. **Lung cancer** occurs at a rate of 99 per 100,000 (US 56), colon cancer at 47 per 100,000 (US 38), pancreatic cancer at 13 per 100,000 (US 12), and liver cancer at 24 per 100,000 (US 8.4).⁸ **Stroke rates** are 58 per 100,000 (US 48), **diabetes** is 63 per 100,000 (US 57), **liver disease** is 24 per 100,000 (US 17), and **obesity** 31% (30%).⁹ Obesity is a known risk factor for **asthma**, and in Georgia asthma prevalence is 9.4% (US 8.6%).¹⁰

These elevated rates suggest a greater-than-normal burden of disease that may be exacerbated by environmental exposures, particularly in areas near contaminated sites such as the **Mill**. Operations at the priority site involved **VOCs, SVOCs, heavy metals, and PCBs**, which have been linked to **cancer and liver diseases**. The cleanup and reuse of the Mill site will help mitigate these risks by removing hazardous substances and enabling redevelopment that supports healthier lifestyles, lowering obesity rates and reducing exposure to pollutants. Additionally, **birth defects**

⁵ US Census: American Community Survey 2019-2023

⁶ Citizens Institute on Rural Design - <https://www.rural-design.org>

⁷ From Trail Towns to TrOD: Trails and Economic Development - <https://www.railstotrails.org/resource-library/resources/from-trail-towns-to-trod-trails-and-economic-development/>

⁸ Community Health Assessment Walker County 2019 - https://nwgapublichealth.org/wp-content/uploads/2019/12/Walker-Community-Health-Assessment_Draft.pdf

⁹ Georgia Annual Health Status Measures 2023. - <https://oasis.state.ga.us/oasisFiles/AHSMv19.4.pdf>

¹⁰ America's Health Rankings 2023.



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are a significant concern in Georgia, where approximately 1 in every 33 babies is born with a birth defect, impacting around 3,800 infants annually (US 1 in 33).¹¹ These conditions are the leading cause of infant mortality in the state, accounting for 1 in 6 infant deaths.¹¹ Environmental exposures, including those associated with contaminated sites, are recognized risk factors for certain birth defects. With Brownfields Cleanup Grant funding, the City will be able to address the environmental hazards, remove blight, and revitalize this dilapidated community historical property that will help reimagine a bright future for generations to come.

d. Economically Impoverished/Disproportionately Impacted Populations: The City has carried the environmental and economic burdens of the former Mill’s industrial operations for decades, leaving the surrounding community—already economically disadvantaged—disproportionately exposed to contamination and blight. The target area ranks in the 66th percentile for toxic releases to air, the 84th percentile for Superfund proximity, and has an elderly population in the 77th percentile, underscoring the heightened vulnerability of residents who continue to bear the cumulative impacts of these environmental stressors.¹²

EPA Brownfields Cleanup funding, paired with the City’s planned reuse strategy, directly addresses these inequities by removing a long-standing source of contamination, reducing the concentration of blighted properties, and improving overall environmental conditions. The redevelopment plan introduces new commercial spaces that will attract businesses and create employment opportunities, helping to alleviate the economic pressures faced by local households. The project also incorporates extreme-weather-resilient design features, including tree-lined bioswale medians that will improve stormwater retention and mitigate floodplain challenges historically associated with the Mill site. Cleanup and reuse will reconnect residents to the adjacent Blueway and surrounding greenspaces, expanding access to safe outdoor recreation and improving community health. Through the planned cleanup and redevelopment, the Mill will once again serve as a community anchor, providing environmental, economic, and social benefits to the population that has long shouldered the negative consequences of past industrial activity.

Community Engagement. e. Project Involvement & f. Project Role: The City has built a strong network of community partners to support meaningful engagement throughout the Mill’s cleanup and redevelopment. Local educational, recreational, civic, and economic development organizations will actively contribute to outreach, decision-making, and project communication.

Partner Name	Mission	Point of Contact	Specific Role in Project
Chickamauga Board of Education	Provides a challenging and engaging educational program to meet the needs of all learners.	Stacy McDaniel, Superintendent stacy.mcdaniel@glschools.org	Assist/Decision Making: Provide venues for educational meetings and assist in community outreach.
Chickamauga Recreation Association	Provides children with the opportunity to participate in sports. Believes athletics keeps children active and engaged in positive activities.	Josh Elleman jelleman@cityofchickamauga.org	Assist/Decision Making: The organization will partner to use part of the property after redevelopment and will support outreach and community-meeting participation.
Walker County Chamber of Commerce	Enhances lives through business and tourism.	Lacey Smith lacey@walkercochamber.com	Assist/Decision Making: Assist with marketing the redeveloped complex to potential lessees. Support outreach and community meeting participation.

¹¹ <http://www.dph.georgia.gov/TitleV/title-v-data-and-surveillance/birth-defects>

¹² <https://pedp-ejscreen.azurewebsites.net/>



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Chickamauga Lions Club	Promotes community service and engagement.	Randy Compton comptonsurveying1993@gmail.com	Assist/Decision Making: Host recreational events on-site; support outreach and community engagement.
Top of Georgia	Supports economic development and fundraising for Northwest Georgia.	Jeff Mullis jeff@northwestgeorgia.us	Assist/Decision Making: Facilitate private sector engagement and investment in redevelopment.
Walker County Development Authority	Assists with site location and expansion needs for businesses.	Stephanie Watkins development@walkercountyga.us	Assist/Decision Making: Outreach to businesses; align redevelopment with economic development strategies.

g. **Incorporating Community Input:** The City is committed to ensuring that community members are informed and actively involved throughout the cleanup and redevelopment process. The City informed the public of its intent to pursue an EPA Brownfields Cleanup grant at the October 6, 2025, council meeting. As a requirement of this grant submittal, the City held a public meeting discussing the remediation of the Mill on January 12, 2026. Additional community meetings to discuss the project were held on October 20, 2025 and October 23, 2025. During the project, updates are communicated through multiple channels, including in-person, town hall sessions, monthly Chamber of Commerce meetings, Planning and Zoning meetings, and regular city council meetings, which occur at least once a month. A “State of the Union” style meeting is held annually in partnership with the Chamber of Commerce, providing a broad overview of community initiatives and inviting public input. Community engagement activities begin with town hall meetings scheduled for September and annual Chamber meetings held in June, where residents will learn about the project, ask questions, and offer input. In addition, the City hosts monthly City Council meetings and encourages residents to attend. Input is actively solicited during these sessions, and when possible, staff address questions and concerns in real time. If immediate responses are not feasible, the City follows up once the necessary information is available within two weeks of receipt. To further facilitate communication, the City maintains a “Contact Us” link on its website that sends messages directly to Micheal Haney, City Manager, who responds promptly to inquiries.

The City will utilize its official Facebook page and Brownfield Project webpage to share timely updates and announcements, including the intent to submit this grant application. Suggestions and feedback gathered during meetings and online submissions are documented and reviewed during quarterly project meetings, with responses posted online to ensure transparency and accountability. To ensure accessibility and inclusivity, the City offers alternatives to in-person engagement, including digital updates, email communications, and printed materials distributed through partner organizations. This multichannel approach ensures that all residents, especially those directly affected by the project, can participate meaningfully in shaping the future of the Mill.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. **Proposed Cleanup Plan:** For ACMs, lead-containing paint (LCP), and hazardous building materials, the proposed cleanup plan includes conventional removal/abatement using standard industry practices under a Georgia-EPD approved permit. Abatement areas would be contained prior to the removal using polyethylene sheeting, controlled negative pressure conditions and/or other applicable measures to prevent asbestos fiber migration and airborne lead migration beyond the work zone. Some abatement procedures may require wet removals to further control potential spreading of damaged or friable asbestos and airborne particulates. During and following the abatement, ACM dust, particulates, and other residual materials would be vacuumed and filtered out using a high-efficiency particulate air (HEPA) filtration system. For contaminated soils and



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groundwater, the proposed cleanup plan involves excavating and hauling contaminated soils offsite to meet the appropriate regulatory standards. Excavated soils will be classified as either hazardous waste or special waste based on contaminant levels and managed in accordance with applicable regulatory requirements. The recycled brick/concrete debris within the impacted areas will be crushed to gravel size and used as backfill in the excavation zones. Analytical results from groundwater samples collected from permanent monitoring wells indicate contamination by VOCs, SVOCs, RCRA 8 metals, and PFAS. To prevent exposure to these contaminants, a deed restriction will be placed on the use of groundwater at the site. This restriction prohibits the installation of wells and the use of groundwater for potable, irrigation, or industrial purposes, thereby breaking the exposure pathway and protecting human health.

Description of Tasks/Activities and Outputs:

Task 1: Outreach	
b.	<i>Project Implementation: EPA-funded:</i> CIP, outreach materials, Brownfield (BF) webpage, and social media posts will be developed by the City’s BF Project Manager with assistance from the environmental contractor (EC). City staff will lead the community/educational meetings discussing project plans and updates. Supplies: printing of outreach materials (brochures/handouts) and office supplies to manage the grant.
c.	<i>Anticipated Project Schedule:</i> CIP created in Q1. Community/educational meetings held Q1 in Y1 and Y3. BF webpage and outreach materials created in Q1 and posted throughout the grant project.
d.	<i>Task/Activity Lead:</i> City: Eric Pullen, Economic Director, BF Project Manager
e.	<i>Outputs:</i> CIP, BF webpage, 2 community/educational meetings, brochures/handouts, social media posts, summary of community meetings in EPA-required quarterly reports.
Task 2: Programmatic Support	
b.	<i>Project Implementation: Non-EPA-funded:</i> Using its own funding, the City will procure an EC to assist with the BF Grant project. The City’s BF Project Director will oversee grant implementation and administration to ensure compliance with the EPA Cooperative Agreement work plan, schedule, and terms and conditions. <i>EPA-funded:</i> The EC will assist in completing ACRES database reporting, yearly financial reporting, quarterly reporting, and additional programmatic support for the four-year term of the grant. The travel budget allows for two staff to attend three BF training conferences/workshops.
c.	<i>Anticipated Project Schedule:</i> Procure EC in Q1. ACRES & quarterly reporting begins in Q1 and continues throughout the grant. Annual reporting and forms created in Q5, Q9, Q13, and final closeout.
d.	<i>Task/Activity Lead:</i> City: Micheal Haney, City Manager, BF Project Director
e.	<i>Outputs:</i> ACRES database reporting, 4 annual financial reports, 16 quarterly reports, and programmatic support for the four-year grant period. Two staff to attend three conferences.
Task 3: Cleanup Planning	
b.	<i>Project Implementation: EPA-funded:</i> The EC will finalize the draft Analysis for Brownfield Cleanup Alternatives (ABCA), which include evaluating cleanup alternatives, calculating cleanup costs, and determining site-appropriate remediation and/or reuse planning to reduce health/environmental risks.
c.	<i>Anticipated Project Schedule:</i> Plans begin in Q4 and will continue throughout the grant.
d.	<i>Task/Activity Lead:</i> The EC will implement the technical aspects of the project with oversight from the City: Eric Pullen, Economic Director, BF Project Manager.
e.	<i>Outputs:</i> 1 Vision Session, 1 ABCA, 2 Remediation Plans, 1 Cleanup QAPP
Task 4: Cleanup & Oversight	
b.	<i>Project Implementation: EPA-funded:</i> The City will work with the EC as they manage the site cleanup activities, perform confirmation sampling, contractor oversight, cleanup reporting, and final remedial action report. The City and EC will work with a remediation contractor as they perform site cleanup activities, including contractor mobilization/demobilization and cleanup implementation.
c.	<i>Anticipated Project Schedule:</i> Oversight will follow Cleanup schedule. Final remedial action report 01/2030. Cleanup implementation 05/2027–09/2029.



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d.	<i>Task/Activity Lead:</i> The EC will conduct cleanup oversight of the project. The remediation contractor will implement cleanup activities with oversight from EC and City: Micheal Haney, City Manager, BF Project Director.
e.	<i>Outputs:</i> 2 closeout reports, 1 final remedial action report, 1 site ready for reuse, 3 jobs for oversight, and 25 jobs for cleanup activities.

f. Cost Estimates: Below are the anticipated cost estimates for this project *based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks.* The budget for this project includes travel, conference registration (other) supplies, construction and contractual costs only. No administrative costs are included in the budget.

Task 1 Outreach: Contractual: CIP \$2,250 (15 hrs × \$150); BF webpage, outreach brochure/handouts, social media posts \$2,100 (14 hrs × \$150); 2 community/educational meetings \$4,800 (\$2,400 per mtg.; 12 hours per meeting to include preparation and execution × \$200). Supplies: \$90 (\$90 [90 printouts at \$1 each]).

Task 2 Programmatic Support: Contractual: ACRES database reporting, yearly financial reporting, quarterly reporting \$21,000 (120 hrs × \$175). Travel: 2 staff to attend 3 conferences for a total of \$8,400 (flights at \$600, 2 nights in hotel at \$250/night, incidentals and per diem at \$100 per day × 3 days × 2 staff × 3 events). Other: \$1,200 conference registration (\$200 per event per person)

Task 3 Cleanup Planning: Contractual: 1 Vision Sessions \$2,100 (12 hrs x \$175); 1 finalized ABCAs \$4,200 (24 hrs x \$175); 1 Cleanup QAPP \$8,500; 2 Remediation Plans \$18,000 (\$9,000 per plan; 45 hrs x \$200).

Task 4 Cleanup & Oversight: Contractual: Remediation oversight \$234,000 (\$1,800/day x 130 days); ACM air sample and soil confirmation sample laboratory analysis \$36,000 (120 samples at \$300/sample); Closeout reports \$30,000 (2 Reports x \$15,000); Project management \$60,000 (\$200/hr x 300 hrs). Construction: ACM, LCP, hazardous waste abatement \$173,000; Soil removal \$3,312,760 (Contractor mobilization, soil excavation, and transport \$1,468,040 [26,215 CY x \$56/CY]; Special waste disposal \$1,844,500 [36,890 tons x \$50/ton]); Hazardous waste excavation of 225 CY: \$10,220; Hazardous waste disposal \$71,600.

Category	Tasks				Totals
	<i>Outreach</i>	<i>Programmatic Support</i>	<i>Cleanup Planning</i>	<i>Cleanup & Oversight</i>	
Travel		\$8,400			\$8,400
Supplies	\$90				\$90
Contractual	\$9,150	\$21,000	\$32,800	\$360,000	\$422,950
Other		\$1,200			\$1,200
Construction				\$3,567,360	\$3,567,360
Total Budget	\$9,240	\$30,600	\$32,800	\$3,927,360	\$4,000,000

g. Plan to Measure and Evaluate Environmental Progress and Results: To ensure timely project completion, the City’s internal Brownfield Team, including the EC, will meet quarterly to track **outputs identified in 3.e.** and will record progress using Excel to track the scope of work, goals, and objectives. The City will submit quarterly and annual reports to the EPA. Project expenditures and activities will be monitored quarterly against the four-year timeline. Site-specific information will be recorded in the ACRES database. Key performance indicators/outputs, such as the QAPP; ABCA; cleanup plan development; contractor procurement; the number of neighborhood meetings; and quarterly, annual, and closeout reports will be tracked. Additionally, outcomes like community participation, acres assessed, acres made ready for reuse, redevelopment dollars leveraged, and jobs created will be monitored. To address potential project delays, the City



City of Chickamauga, GA
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has contingency plans in place, including monthly communication with the EPA Project Officer and the development of a Corrective Action Plan, if necessary, to ensure the project is completed on schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability. a. Organizational Structure & b. Description of Key Staff: The City has the organizational capacity and experienced leadership necessary to manage all aspects of the grant. Oversight will be led by **Micheal Haney**, who will serve as the **Brownfield Project Director**. Mr. Haney has been the City Manager for 13 years with 28 years of municipal experience, including previous roles as a police officer and then police chief. He currently manages 34 city employees and oversees the city's day-to-day operations. Mr. Haney will also fulfill the responsibilities of the **Brownfield Finance Manager**, drawing on his experience with post-grant financial management to ensure fiscal accountability and timely use of funds. He will be responsible for the ASAP.gov draw downs for this grant project. **Eric Pullen**, the City's Economic Director for the past five years, will serve as the **Brownfield Project Manager**. Mr. Pullen leads economic development efforts, business attraction, and grant acquisition, with a successful track record that includes securing funding for trail development and regional sponsorships. His background in event planning and marketing within the outdoor recreation sector, along with a bachelor's degree from the University of Georgia, equips him to manage the technical and administrative components of the grant effectively. Technical assistance will be provided by a procured environmental contractor (EC).

c. Acquiring Additional Resources: The City will hire a qualified EC to support the technical and reporting aspects of the Brownfield Cleanup Grant, adhering to EPA's Professional Service procurement process and local contracting requirements. Throughout the project, additional resources or contractors will be acquired as needed.

Past Performance and Accomplishments. e. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements: (1) Purpose and Accomplishments: The City has successfully managed federally funded assistance agreements that are similar in scope and structure to the proposed Brownfields Cleanup Grant. In 2017, the City received a total of \$1,300,000 from the Georgia Environmental Finance Authority (GEFA) for a water infrastructure project focused on meter replacement and tank repair. This grant was combined with \$1,500,000 in funding from two pass-through grants for a total of \$2,800,000. The upgrades improved water system efficiency and reliability, directly benefiting residents and aligning with long-term infrastructure goals, benefiting a total of 3,300 families within the City. (2) Compliance with Grant Requirements: The City maintained full compliance with all workplans, schedules, and terms and conditions. Reporting was completed accurately and submitted on time, with no issues raised by the awarding agencies. Progress toward expected outcomes was consistently documented and communicated, and no corrective actions were necessary. The GEFA grant, and two pass-through grants, were successfully completed, with all funds expended and closed out in 2022. City staff are skilled in project management and will monitor all grant activities to ensure compliance with all financial reporting requirements. Their ability to successfully manage different grant systems will ensure the Brownfield Team can update ACRES and work with ASAP.gov for draw downs.



City of Chickamauga, GA

**FY26 Brownfield Cleanup Grant
Threshold Criteria**



Threshold Criteria

1. Applicant Eligibility

- a. The City of Chickamauga, GA (City), is eligible to apply for the EPA Brownfields Cleanup Grant as a unit of local government as defined under 2 CFR § 200.1.
- b. The City is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Previously Awarded Cleanup Grants

The City affirms the Former Crystal Springs Print Works site, located at Long Street and West 10th Avenue, has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds

The City affirms it does not have an open Multipurpose Grant.

4. Site Ownership

The City of Chickamauga, GA is the current owner, having acquired the property by donation on **December 4, 2025**, and has a quitclaim deed.

5. Basic Site Information

- a) Site Name: Former Crystal Springs Print Works
- b) Site Address: Long Street and West 10th Avenue, Chickamauga, Walker County, GA 30707 (Lat 34.872431985508854 / Long -85.28861499637766)

6. Status and History of Contamination at the Site

- a) The site is co-mingled with hazardous substances and petroleum contaminants; and the predominant contaminant is hazardous substances.
- b) The site operated as a textile mill since at least 1909, which included bleaching and printing operations. Based on the 1929 Sanborn Map, the facility consisted of a cotton mill, printing bag facility, mercerizing grey room, washroom, bleachery, laundry, ice plant, boiler room, machine shop, carpenter shop, paint storage area, and clay room. The business ceased operations in 2013, and the buildings, which were in a state of disrepair and neglect, were demolished in 2014, 2015, and 2016 due to safety concerns. Two buildings, a warehouse and office building, remain on the site. The site currently is vacant and covered with gravel, grass, trees, former building slabs and foundations, and demolition debris.
- c) Significant research, assessment, and evaluation of site conditions have occurred using an EPA Brownfields Assessment Grant previously awarded to Walker County and a Carl Vincent Institute Plan that included a development plan for the site and for the downtown Chickamauga area. In addition to the textile mill operations, the assessments also evaluated potential contamination due to elevator components, transformer components, and demolition debris. On-site naphthalene concentrations, lead concentrations, perfluorooctanoic acid (PFOA, a per- and polyfluoroalkyl substances [PFAS] compound) concentrations, perfluorooctane sulfonic acid (PFOS, a PFAS compound) concentrations, polychlorinated biphenyls (PCB-1254 concentrations, PCB-1242 concentrations, and semivolatile organic compounds (SVOCs) concentrations are present above the Industrial



**City of Chickamauga, GA
FY2026 US EPA Brownfields Cleanup Grant**

Regional Screening Levels (RSLs). Additionally, asbestos and lead-containing paint are located in both the office building and the warehouse building on the site.

- d) Contamination at the site is due to historical releases (over many decades) from past textile mill operations and/or potentially from the demolition process. The overall vertical and lateral extents of contamination have been identified and are widespread over the central portion and southern portion of the former operational area (site). The asbestos-containing materials and lead-containing paint are located inside both the office building and the warehouse building on the site. The estimated volume of contaminated soil on the site is approximately 27,330 cubic yards.

7. Brownfields Site Definition

The City affirms the site is:

- a) NOT listed (or proposed for listing) on the National Priorities List (NPL);
- b) NOT subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
- c) NOT subject to the jurisdiction, custody, or control of the US government.

8. Environmental Assessment Required for Cleanup Grant Applications

Multiple reports have been prepared for the site. The following are the primary reports containing the complete history and data for the site:

- Phase I Environmental Site Assessment (ESA) – January 6, 2023
- Hazardous Materials Survey Report – December 9, 2024
- Limited Site Investigation (Phase II equivalent) – February 3, 2025
- Updated Limited Site Investigation – November 13, 2025
- Phase I ESA – November 17, 2025

9. Site Characterization

- a) Not Applicable.
- b) The Former Crystal Springs Print Works located at Long Street and West 10th Avenue, Chickamauga, Walker County, GA 30707 will be enrolled in a state remediation program (SRP), the Georgia Brownfield Program.
 - i. A letter from the Georgia Environmental Protection Division (EPD) is attached.
 - a. The City has enrolled the site into the GA EPD SRP and requested oversight;
 - b. The site can remain enrolled in the SRP and is eligible for State oversight; and
 - c. Based upon the environmental site assessments performed to date and information provided by the City, the site has had a sufficient level of site characterization for the remediation work to begin.
 - ii. Not Applicable.
- c) Not Applicable.

10. Enforcement or Other Actions

The City affirms there are not any ongoing or anticipated environmental enforcement or other actions relating to the Former Crystal Springs Print Works at Long Street and West 10th Avenue.



11. Sites Requiring a Property-Specific Determination

The City affirms that the Former Crystal Springs Print Works located at Long Street and West 10th Avenue does not require property-specific determination to be eligible for EPA Brownfields Grant funding.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

a) Property Ownership Eligibility – Hazardous Substance Sites

i. EXEMPTIONS TO CERCLA LIABILITY – Not Applicable.

ii. EXCEPTIONS TO MEETING THE REQUIREMENTS FOR ASSERTING AN AFFIRMATIVE DEFENSE TO CERCLA LIABILITY – Not Applicable.

iii. LANDOWNER PROTECTIONS FROM CERCLA LIABILITY

(1) Bona Fide Prospective Purchaser Liability Protection

(a) Information on the Property Acquisition

(i) The City acquired the property by donation from Crystal Springs Print Works, LLC.

(ii) The City acquired the property on **December 4, 2025**.

(iii) The City is the sole owner of the property and has a quitclaim deed.

(iv) The City received the property from the previous owner: Crystal Springs Print Works, LLC.

(v) The City does NOT have familial, contractual, corporate, or financial relationships or affiliations with any prior owners or operators of the site.

(b) Pre-Purchase Inquiry

(i) Several environmental site assessments were performed prior to the City's purchase of the property. The following are the primary documents detailing and summarizing the prior assessments. Each of these assessments were performed as part of the Walker County Brownfield Assessment Grant.

- Phase I Environmental Site Assessment (ESA) – January 6, 2023
- Hazardous Materials Survey Report – December 9, 2024
- Limited Site Investigation – February 3, 2025
- Updated Limited Site Investigation – November 13, 2025
- ASTM 1527-21 Phase I ESA – November 17, 2025

(ii) Terracon Consultants, Inc., performed the most recent Phase I ESA. The Phase I ESA was performed under the supervision/direction of Travis Stamper (Senior Project Environmental Scientist), who meets the definition of Environmental Professional as defined in Section 312.10 of 40 CFR at the time of the report. The required declaration by the environmental professional is included in the Phase I ESA report.

(iii) Not Applicable.

(c) Timing and/or Contribution Toward Hazardous Substances Disposal

The City affirms that it has not caused or contributed to the release of any hazardous substances on the property. The City has not, at any time, arranged for the disposal of hazardous substances at the property or transported hazard substances to the property.



(d) Post-Acquisition Uses

The property has been vacant since acquisition.

(e) Continuing Obligations

- (i) There are no known continuing releases at this time.
- (ii) The City has confirmed that there are no chemicals or substances stored at the site that would threaten a future release.
- (iii) The City has not allowed any activities to occur at the site since obtaining ownership and has secured the site and buildings, thus limiting exposure to any previously released hazardous substances.

The City affirms it has and will:

- (i) comply with any necessary land use restrictions and not impede the effectiveness or integrity of any institutional controls;
- (ii) assist and cooperate with those performing the cleanup and provide access to the property;
- (iii) comply with information requests and administrative subpoenas that may be issued in connection with the property; and
- (iv) provide all legally required notices.

Non-Publicly Owned Sites Acquired Prior to January 11, 2002 – Not applicable.

iv. SITES WITH HAZARDOUS BUILDING MATERIAL THAT IS NOT RELEASED INTO THE ENVIRONMENT

- (1) The City affirms that there has been no release of hazardous building materials and there is no threat of release of hazardous building materials into the outdoor environment based on the site conditions.

b. Property Ownership Eligibility - Petroleum Sites

i. INFORMATION REQUIRED FOR A PETROLEUM SITE ELGIBILITY DETERMINAITON

Not applicable. The site is co-mingled with hazardous substances and petroleum contaminants, impacted areas are indistinguishable between the two, and the predominant contaminant is hazardous substances.

13. Cleanup Authority and Oversight Structure

The City will comply with all applicable federal and state laws and ensure that the cleanup project protects human health and the environment.

a) The City intends to maintain enrollment in the SRP, through which the Georgia EPD will provide cleanup authority and oversight to ensure the remediation is protective of human health and the environment. The City will hire a qualified environmental contractor prior to implementing remediation activities. The contractor will provide the technical expertise required to conduct, manage, and oversee the cleanup. The City will comply with competitive procurement provisions of 2 CFR §§ 200.317 through 200.327 and ensure that this technical expertise is in place prior to beginning cleanup activities.

b) Access to neighboring properties will not be required as the site and all areas of cleanup are accessible by neighboring roadways.



14. Community Notification

a) Draft Analysis of Brownfield Cleanup Alternatives (ABCA)

The City announced its intent for cleanup funding for the Former Crystal Springs Print Works located at Long Street and West 10th Avenue and the proposed redevelopment on **December 24, 2025**. A draft ABCA for the site and a draft application were made available at that time for public review and comment. These documents summarize information about:

- the site and contamination issues, cleanup standards, and applicable laws;
- the cleanup alternatives considered; and
- the proposed cleanup.

b) Community Notification Ad

A request for public input was published on **December 24, 2025**, in the *Walker County Messenger*. Per the guidelines, that the “ad clearly stated:

- A copy of the grant application and draft ABCA was made available for public review and comment;
- how to comment on the draft application;
- where the draft application is located; and
- the date, time, and location of the public meeting.

A copy of this grant application and a draft ABCA were made available for public review and comment.

c) Public Meeting

The draft application and draft ABCA were discussed during an in-person public meeting on **January 12, 2026, at 6:00 p.m. Eastern Time**. The City documented the agenda, participant attendance, and comments received/responses at the meeting.

d) Submission of Community Notification Documents

The following community notification documents are included as an attachment to this proposal:

- a copy of the draft ABCA;
- a copy of the ad that demonstrates notification to the public and solicitation for comments on the application and that notification to the public occurred at least **14 days** before the application was submitted to the EPA.
- a copy of the meeting attendance sheet and meeting agenda.
- No comments were received in writing or verbally during the public notice period or the public meeting; therefore no responses were needed.
- The meeting sign-in sheet and agenda recorded by the City Clerk are attached.

15. Contractors and Named Subrecipients

Not Applicable.



Jeffrey W. Cown, Director

Land Protection Branch
2 Martin Luther King, Jr. Drive
Suite 1058, East Tower
Atlanta, Georgia 30334
404-657-8600

January 15, 2026

VIA ELECTRONIC MAIL: mhaney@cityofchickamauga.org

Mr. Micheal Haney
103 Crittenden Avenue
Chickamauga, Georgia 30707

RE: State Acknowledgement Letter – Brownfield Cleanup Grant Application
Former Crystal Springs Print Works
100 Long St. and West 10th Ave., Chickamauga, Walker County, Georgia

Dear Mr. Haney:

This letter serves as acknowledgement from the Georgia Environmental Protection Division (EPD) that City of Chickamauga will be submitting an application to the U.S. Environmental Protection Agency (EPA) for funding assistance under the federal Cleanup Grant. EPD understands that City of Chickamauga is applying for \$4,000,000 that will be used to clean up hazardous substances on the brownfield property, Former Crystal Springs Print Works located at 100 Long St. and West 10th Ave., Chickamauga, Walker County, Georgia.

On December 25, 2025, Former Crystal Springs Print Works submitted an application to the Georgia Brownfield Program consisting, in part, of a corrective action plan (CAP) that is currently under review. The CAP enumerates the corrective actions that will be employed to bring the soil into compliance with the appropriate cleanup standards. The responsibility for groundwater cleanup remains with the responsible party, but if they are unable to address impacts to groundwater, the State's Hazardous Waste Trust Fund may be used.

EPD would like to take this opportunity to encourage EPA's positive decision in making a grant award to the City of Chickamauga for this cleanup. A successful award would greatly assist the City in its redevelopment efforts. Thank you for your consideration.

Sincerely,

Stephanie Horwitz, P.E., CHMM
Brownfield Team Lead

File: FFY 26, EPA Grant Applicants, City of Chickamauga